

#4929 ~ Commercial Buildings and Land

**177-181 Main Street and 3 Pulsch Street
Middletown Township, NJ 07758**

Commercial/Retail/Land

**Block: 262 263
Lot: 3 1**

**Land Size: 0.6675 Acre
Building Size: 6,500 Sq. Ft.**

Tax Information

**Land Assessment: \$ 553,200.
Improvement Assessment: \$ 411,700.
Total Assessment: \$ 964,900.**

**Taxes: \$ 16,431.
Tax Year: 2023
Tax Rate: 1.883/\$100
Equalization Ratio: 99.05%
Updated: 12/20/2024**

Zoning: B-2, B-3 ~ Business Zones

**Remarks: 0.3447 Acre Parcel with an Anchored Shopping Plaza and US Post Office
Totaling 6,500 Sq. Ft., and a 3.228 Acre Vacant Parcel on Opposite Corner
Used for Parking. There are Four Commercial Tenants and One Residential
Tenant. The Property is 100% Leased with Net Operating Income. Located
One Block East of Highway 36 in Port Monmouth. Easy Access to Highway
35, 36 and the Garden State Parkway.**

Price: \$ 1,261,000. ~ Sale

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

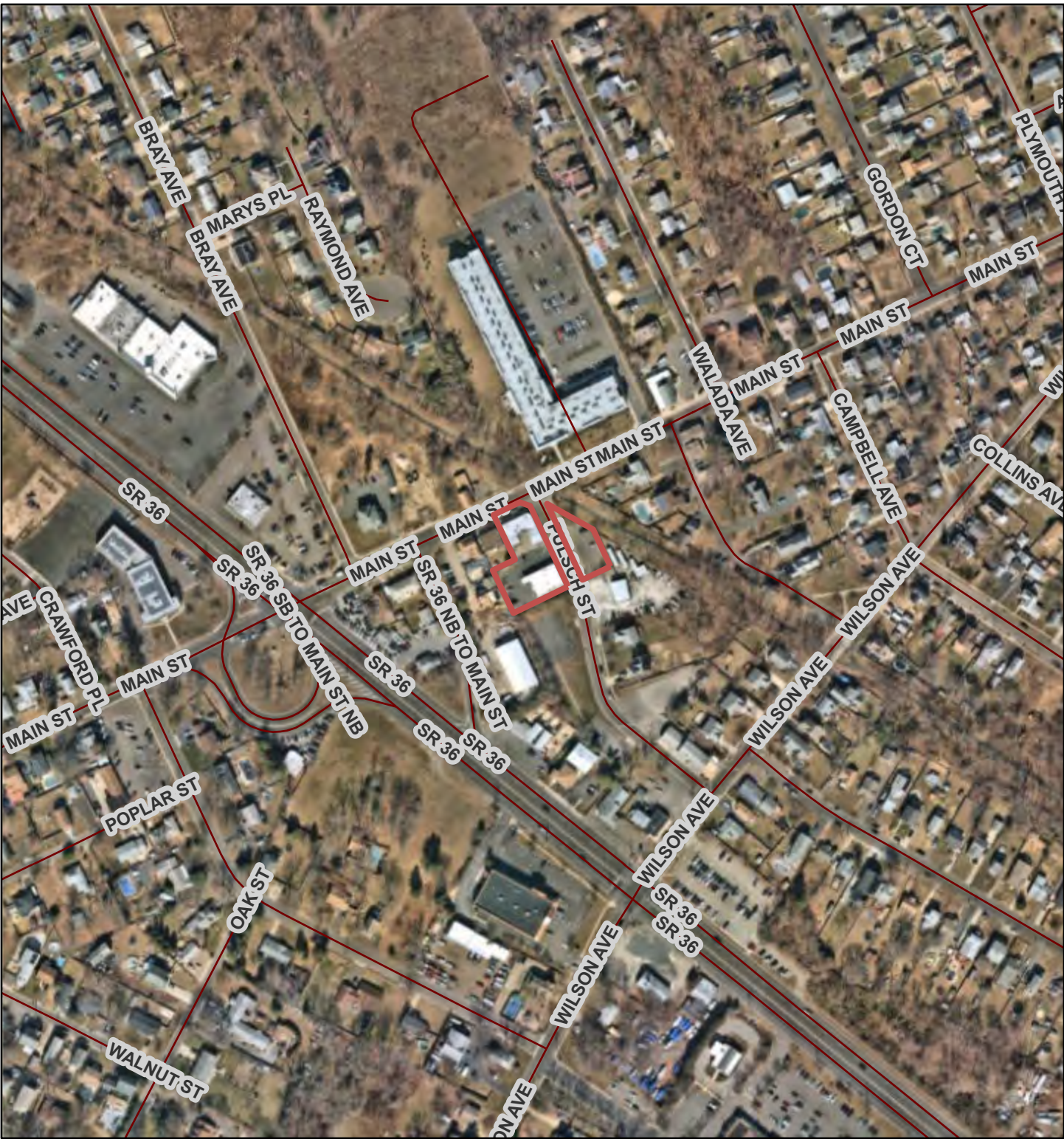
530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com







- Road Centerlines
- ▭ Parcels (cadastral non-survey)

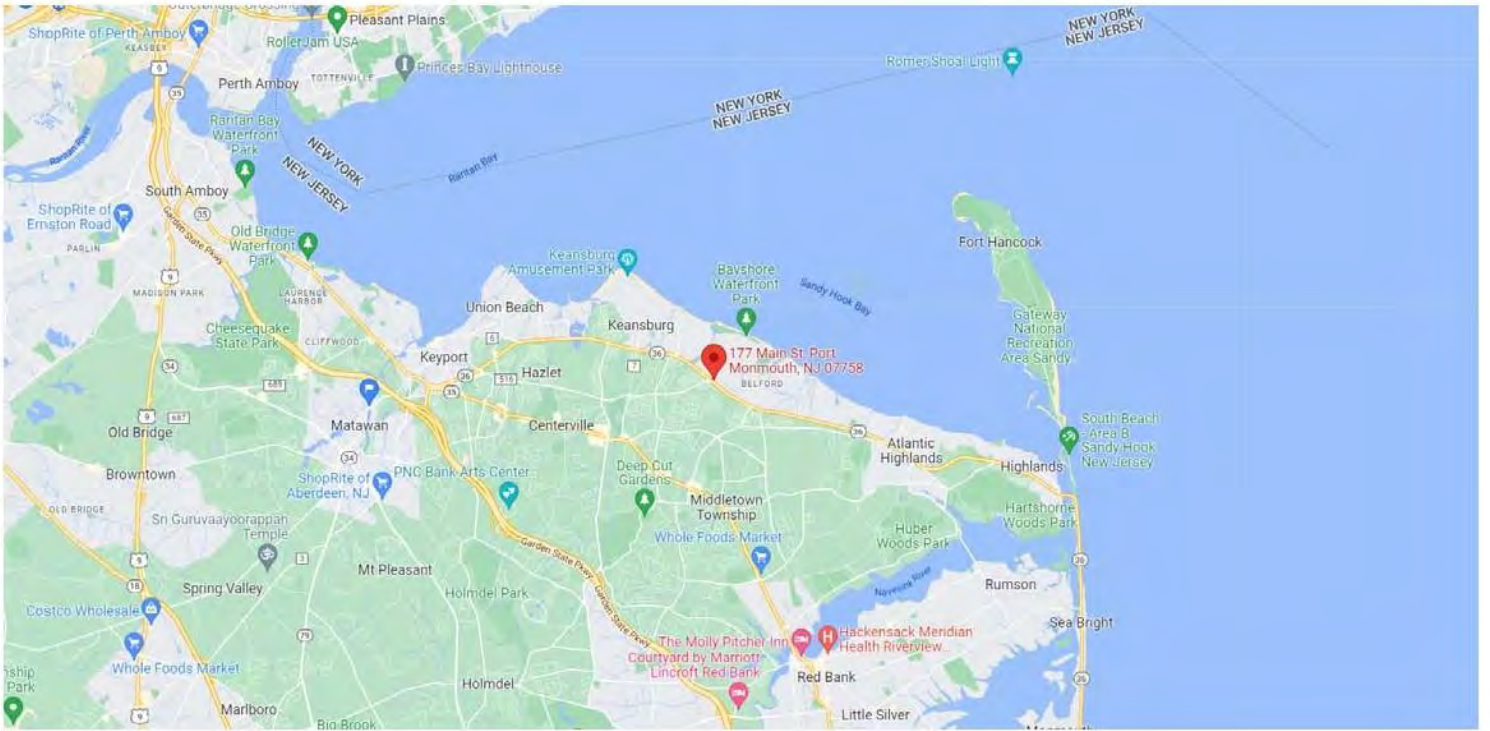


— Road Centerlines

PM Postal Plaza, LLC

Income & Expense Report

		Tenant	Monthly Gross Rent	Base Lease Expiration
Gross Income				
Address				
3 Pulsch Street	United States Post Office	\$ 2,916.67	12 \$ 35,000.00	30/6/2028
5 Pulsch Street	Dragon Fire, LLC	\$ 1,100.00	12 \$ 13,200.00	31/10/2025
177 Main Street	Middletown Wellness Center, LLC - Dawna	\$ 1,600.00	12 \$ 19,200.00	31/12/2029
181 Main Street	Peacock Beauty Spa Inc	\$ 2,500.00	12 \$ 30,000.00	31/5/2029
181 Main Street - Rear Unit	1 Bedroom Apartment - Zachary Todd	\$ 1,000.00	12 \$ 12,000.00	30/9/2025
Total Income			\$ 109,400.00	
Expenses				
	Real Estate Taxes for 3-5 Pulsch Street and 177-181 Main Street	\$ 3,605.00	4 \$ 14,420.00	
	Real Estate Taxes for Pulsch Street Parking Lot	\$ 510.00	4 \$ 2,040.00	
	Annual Insurance Policy	\$ 450.00	12 \$ 5,500.00	
	Snow Removal Costs (Less tenants that are charged back)	\$ 200.00	4 \$ 800.00	
	General Repairs	\$ 300.00	5 \$ 1,500.00	
	Annual Report / LLC Fee	\$ 75.00	1 \$ 75.00	
	Natural Gas Charges - All tenants pays their gas directly. No LL charges	\$ -	0 \$ -	
	Electric Charges - All tenants pays their electric directly. No LL charges.	\$ -	0 \$ -	
	Sewer Charges	\$ 636.00	4 \$ 2,544.00	
	Water charges	\$ 60.00	12 \$ 720.00	
	Total Expenses		\$ 27,599.00	
NOI			\$ 81,801.00	
Cap Rate			6.50%	
Current Value			\$ 1,258,476.92	

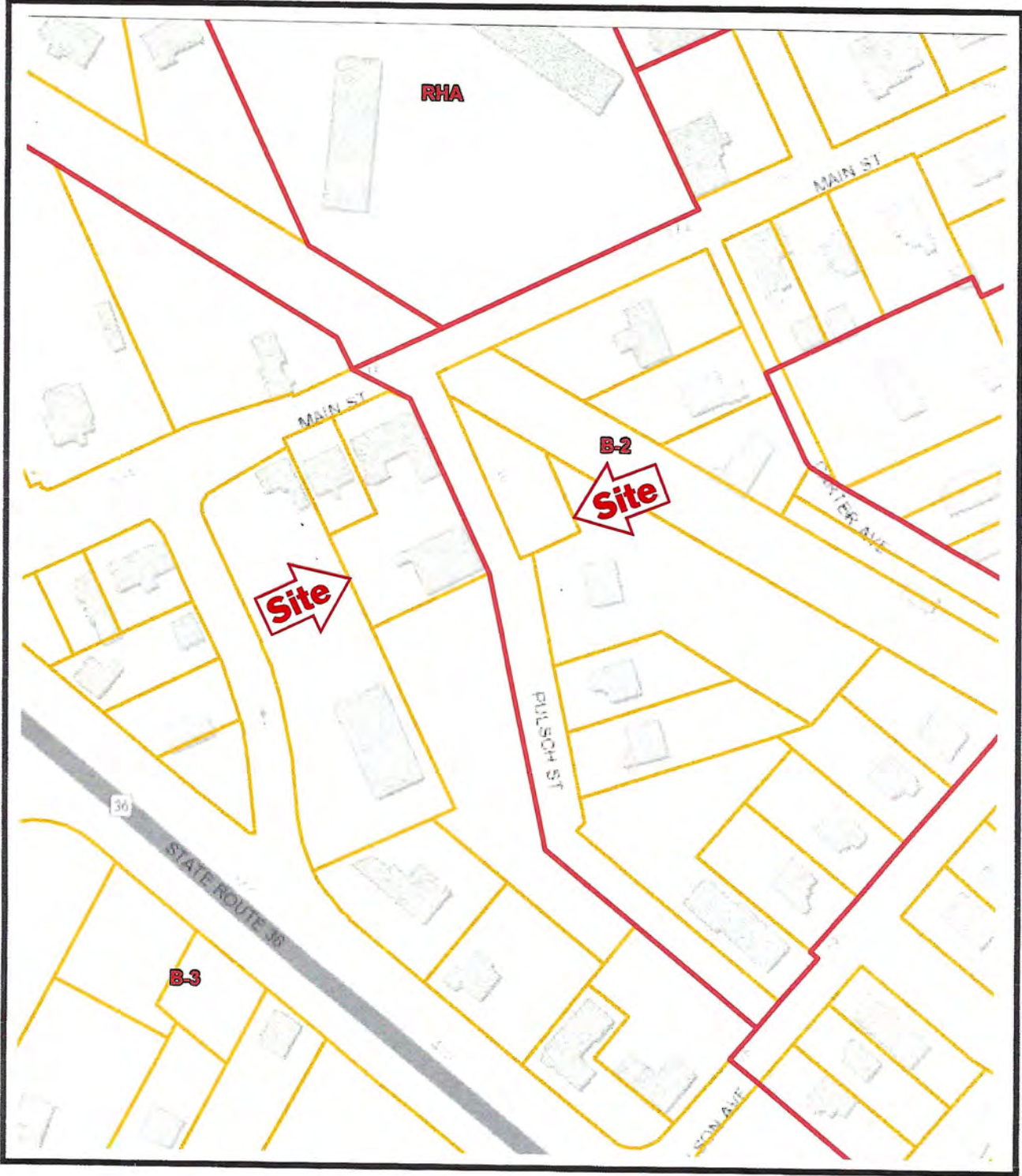


TOPOGRAPHIC MAP



— Road Centerlines of NJ

Zoning Map



§ 540-921. Standards and regulations affecting B-2 Zone.

[Amended 10-7-2003 by Ord. No. 2003-2735; 12-6-2004 by Ord. No. 2004-2801]

A. Minimum standards.

- (1) Lot area.
 - (a) Gross lot area: 20,000 square feet.
 - (b) Buildable lot area: 15,000 square feet.
- (2) Building setbacks:

	Principal (feet)	Accessory (feet)
Front	50	50
Side	15	15
Street side	25	25
Rear	50	40
Street rear	50	50

- (3) Lot frontage: 100 feet.
- (4) Gross floor area: 1,000 square feet.
- (5) First floor area: 1,000 square feet.

B. Maximum regulations.

- (1) Dwelling unit density: N/A.
- (2) Lot coverage.
 - (a) One-story buildings: 70%.
 - (b) Two or more stories: 60%.
- (3) Floor area ratio: 25%.
- (4) Building height: 2 1/2 stories; 35 feet.

C. Other regulations.

- (1) Nonresidential use in the B-2 Zone which abuts a residential zone, a fifty-foot landscaped buffer shall be provided.
- (2) In conjunction with any development in the B-2 Zone, a complete signage plan shall be required and approved as part of site plan approval.
- (3) Temporary construction trailers shall be permitted where active construction work is proposed. Such trailers shall not be placed on site until building permits have been issued, and in no case more than seven days prior to the commencement of work. Trailers shall not remain on site more than seven days after completion of all work. Temporary construction trailers shall not be placed within the right-of-way of any improved public road.
- (4) Retail establishments engaged in the sale of lumber and building materials, and storing or displaying and selling materials outside a completely enclosed building, and further provided that the use of forklifts to load a customer vehicle is prohibited.

§ 540-922. Standards and regulations affecting B-3 Zone.

A. Minimum standards.

(1) Lot area.

- (a) Gross lot area: three acres.
- (b) Buildable lot area: 2.5 acres.

(2) Building setbacks.

	Principal (feet)	Accessory (feet)
Front	75	75
Side	25	15
Street side	37.5	37.5
Rear	75	40
Street rear	75	75

(3) Lot frontage: 200 feet.

(4) Gross floor area: 5,000 square feet.

(5) First floor area: 5,000 square feet.

B. Maximum regulations.

(1) Dwelling unit density: N/A.

(2) Lot coverage.

- (a) One-story buildings: 70%.
- (b) Two or more stories: 60%.

(3) Floor area ratio: 25%.

(4) Building height: three stories; 40 feet.

C. Other regulations.

[Amended 11-20-2000 by Ord. No. 2000-2601; 7-16-2001 by Ord. No. 2001-2645]

(1) Any nonresidential use in the B-3 Zone which abuts a residential zone, a seventy-five-foot landscaped buffer shall be provided.

(2) In conjunction with any development in the B-3 Zone, a complete signage plan shall be required and approved as part of site plan approval.

(3) Retail establishments engaged in the sale of lumber and building materials, and storing or displaying and selling materials outside a completely enclosed building, and further provided that the use of forklifts to load a customer vehicle is prohibited.

[Amended 10-7-2003 by Ord. No. 2003-2735; 12-6-2004 by Ord. No. 2004-2801]

(4) Temporary construction trailers shall be permitted where active construction work is proposed. Such trailers shall not be placed on site until building permits have been issued and in no case more than seven days prior to the commencement of work. Trailers shall not remain on site more than seven days after completion of all work. Temporary construction trailers shall not be placed within the right-of-way of any improved public road.

[Amended 12-15-2003 by Ord. No. 2003-2744]

(5) Permitted building coverage may be increased by 20% where two or more adjoining lots establish shared parking and access arrangements. Each lot participating in the arrangement shall be permitted the increased building coverage.

[Amended 12-15-2003 by Ord. No. 2003-2744]

POPULATION

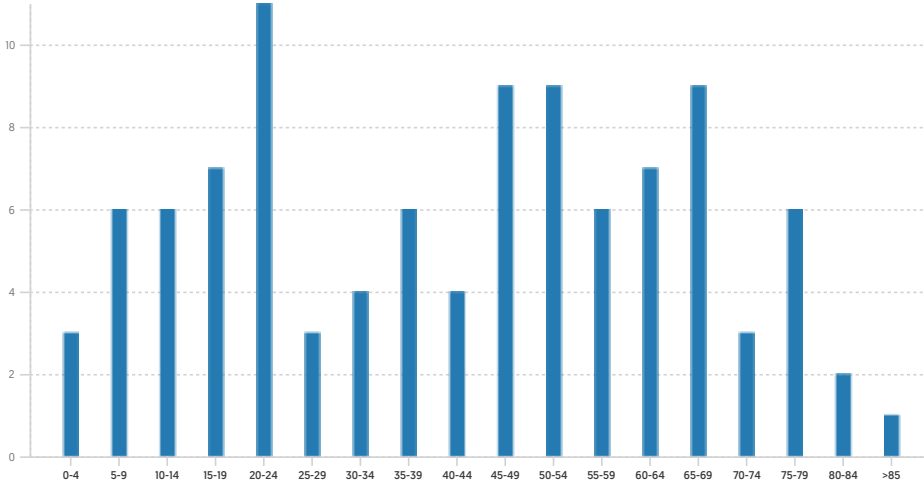
SUMMARY

Estimated Population	4,345
Population Growth (since 2010)	-14.3%
Population Density (ppl / mile)	2,637
Median Age	45.3

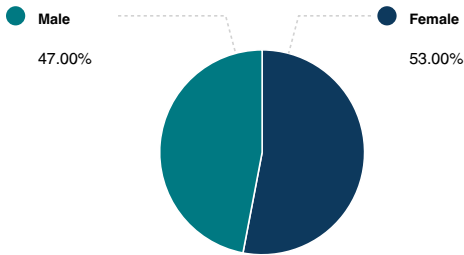
HOUSEHOLD

Number of Households	1,589
Household Size (ppl)	3
Households w/ Children	867

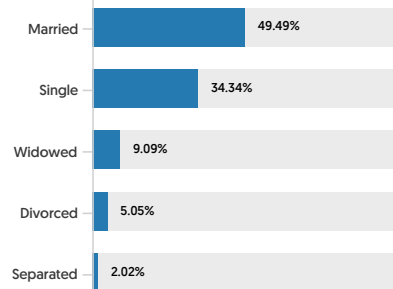
AGE



GENDER



MARITAL STATUS



HOUSING

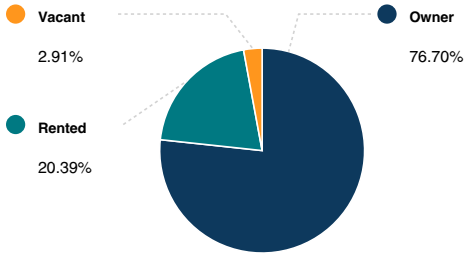
SUMMARY

Median Home Sale Price	\$357,200
Median Year Built	1962

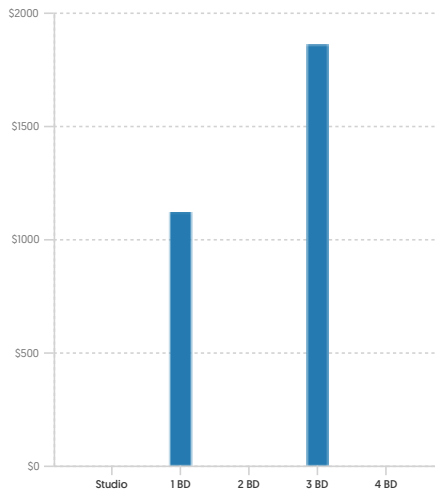
STABILITY

Annual Residential Turnover	4.63%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

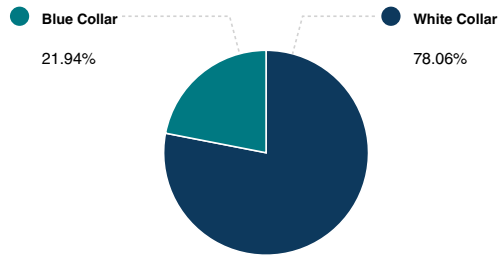


QUALITY OF LIFE

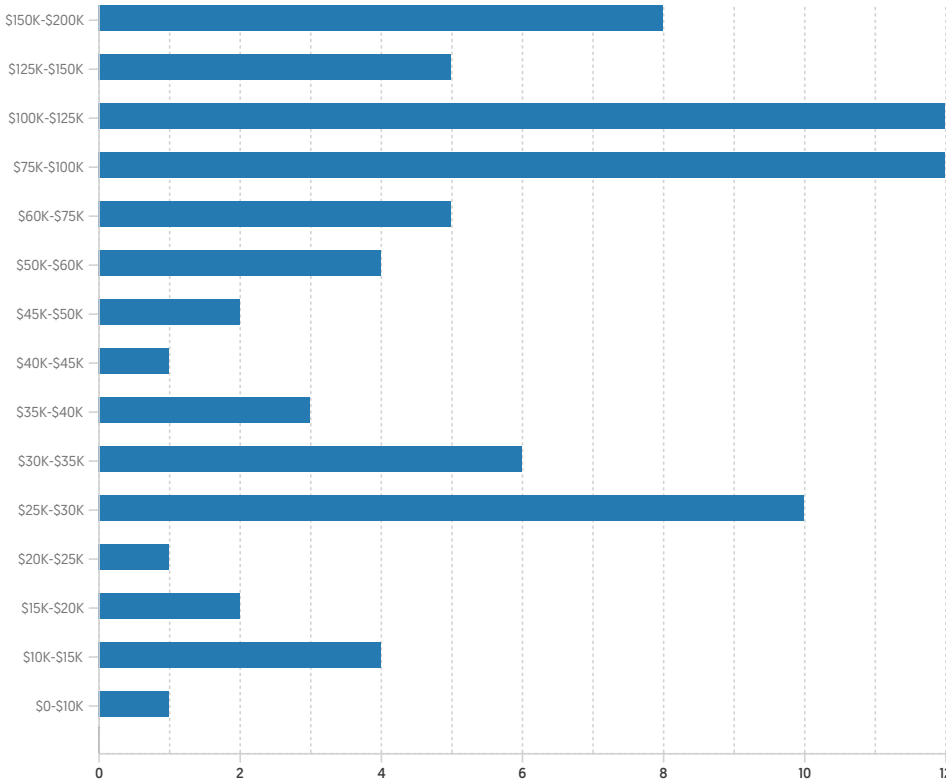
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	161
Manufacturing	241
Transportation and Communications	86
Wholesale Trade	48
Retail Trade	483
Finance, Insurance and Real Estate	165
Services	680
Public Administration	80
Unclassified	

WORKFORCE



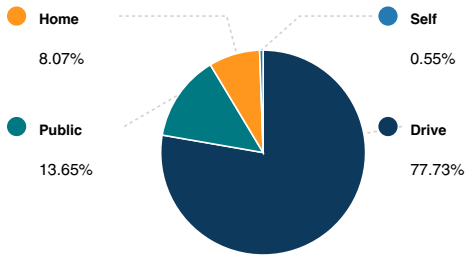
HOUSEHOLD INCOME



Average Household Income **\$93,125**

Average Per Capita Income **\$46,941**

COMMUTE METHOD



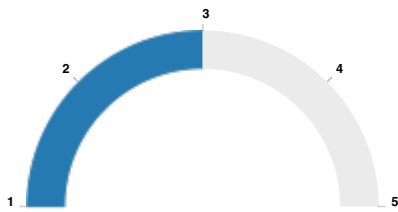
Median Travel Time **38 min**

WEATHER

January High Temp (avg °F)	38.4
January Low Temp (avg °F)	26.6
July High Temp (avg °F)	83.1
July Low Temp (avg °F)	67.6
Annual Precipitation (inches)	46.63

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	20
Some High School	191
High School Graduate	938
Some College	679
Associate Degree	270
Bachelor's Degree	882
Graduate Degree	219

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Ocean Avenue Elementary School	0.91	Pre-K-5th	295	11	7/10

Community Rating (2)

Ocean Avenue Elementary School	
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PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Thorne Middle School	0.93	6th-8th	620	10	5/10

Community Rating (2)

Thorne Middle School	
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PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Mater Del Prep High School	0.87	9th-12th	223		
St Mary School	0.97	Pre-K-8th	521		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

EATING - DRINKING

	Address	Phone #	Distance	Description
Gems House Of Bagels III Inc	387 State Route 36	(732) 471-8066	0.1	Bagels
Vicci	361 State Route 36	(732) 495-2635	0.18	Pizzeria, Independent
Mei Wah Chinese Restaurant	59 State Route 36	(732) 787-7765	0.2	Chinese Restaurant
Soul Smoothie LLC	11 Georgia Ave	(732) 539-2905	0.24	Frozen Yogurt Stand
Pizza & Pasta Factory	430 State Route 36	(732) 495-7800	0.28	Pizzeria, Independent
Aki Sushi	436 State Route 36	(732) 471-8811	0.29	Sushi Bar
Game 7 Sharks Basketball Association Nonprofit Corporation	58 Michigan Ave	(732) 471-0646	0.49	Basketball Club
Brennans Delicatessen At Rumson Limited Liability Company	3 Veronica Pl	(732) 615-0966	0.56	Delicatessen (Eating Places)
Cupcakes By Yaya	215 Thompson Ave	(732) 567-6644	0.72	Cakes
Sodacaps Desserts, LLC	71 Compton St	(917) 520-1257	0.73	Retail Bakeries

SHOPPING

	Address	Phone #	Distance	Description
Wilson Ave Deli	198 Wilson Ave	(732) 495-2979	0.12	Convenience Stores, Independent
Food Circus Super Markets, Inc.	426 Hwy 36	(732) 787-1180	0.27	Supermarkets, Chain
Township Hardware Inc	429 State Route 36	(732) 787-4060	0.35	Hardware Stores
Township Hardware Inc	429 Hwy 36	(732) 787-1183	0.35	Hardware Stores
All Shore Fiberglass	36 Carter Ave	(732) 895-1906	0.66	Glass
Shree Hari Grocery LLC	190 Bray Ave	(732) 495-6766	0.73	Grocery Stores
All Pro Vinyl Siding	96 Compton St	(732) 687-5581	0.79	Siding
Nimarachi, Inc	804 Main St	(732) 495-2700	0.84	Convenience Stores, Independent
Wawa, Inc.	75 Apple Ave	(732) 291-2813	0.84	Convenience Stores, Chain
Braaitime LLC	660 Harmony Rd	(732) 912-6257	0.99	Meat Markets, Including Freezer Provisioners